

AUSTIN-TRAVIS COUNTY EMERGENCY MEDICAL SERVICE



CITY OF AUSTIN

FEASIBILITY STUDY

EMS AMBULANCE
STATION NO. 2
6601 Manchaca Road
Austin, Texas



Submitted by:

Mendoza Architecture, Inc.

And
Raymond Chan & Associates, Inc.
Consulting Civil Engineers

May 9, 2005

Mendoza Architecture, Inc.
20401 Cordill Lane
Spicewood, Texas 78669
Telephone 512|326-4613
Fax 512|462-3451
Email: Paul@MendozaArchitecture.com

Civil Engineer
Raymond Chan & Associates, Inc.
4319 James Casey Street, #300
Austin, Texas 78745
Telephone 512|480-8155
Fax 512|480-8811
Email: raymondc@rchanassociates.com

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INTRODUCTION

In an effort to standardize Austin-Travis County Emergency Medical Service (EMS) stations and station equipment, and establish minimum standards for EMS personnel and vehicles, the City of Austin, Austin-Travis County Emergency Medical Service has requested the following for EMS Ambulance Station No. 2, located at 6601 Manchaca Road, Austin, Texas:

- Feasibility study to determine the current building and site conditions of the EMS Station and to identify the governmental regulations and permit requirements that could impact the building expansion;
- Schematic design to expand the EMS Station, and to establish minimum standards for EMS personnel and vehicles;
(The proposed schematic design attached herein is based on the most optimum design solution endeavoring to meet Austin-Travis County Emergency Medical Service standards, with regards to current site/building size, conditions and the City of Austin’s Water Shed and Zoning Ordinances)
- Provide an Opinion of Project Cost.

PROJECT FEE SUMMARY

<input type="checkbox"/> Total Opinion Of Cost.....	\$701,022
<input type="checkbox"/> Supplementary General Requirements.....	\$100,817
<input type="checkbox"/> Allowances.....	\$21,000
TOTAL OPINION OF PROJECT COST.....	\$822,839

Opinions of Cost indicated herein are based on the schematic design documents attached herein and April, 2005 construction costs in Austin. Consulting Architect does not in any way guarantee actual construction costs will not vary from those opinions because, among other things, Consulting Architect has no control over market conditions. Adequate inflation factors must be used to obtain reliable cost figures in the future.

FEASIBILITY REQUEST

In an effort to standardize EMS Stations and the equipment within those stations, Austin-Travis County Emergency Medical Service's has established minimum standards that must be met for EMS personnel and vehicles to occupy those facilities in the most consistently effective manner.

The Architect shall schematically design the most optimal design solution possible, in order to meet the EMS Station Upgrade Priorities. Subsequently, provide an opinion of construction cost for the project in its entirety.

The Civil Engineer Raymond Chan & Associates, Inc. (RC&A) was contracted by Mendoza Architecture, Inc. (MAI) to prepare site feasibility. Specifically, RC&A was to identify the governmental regulations and permit requirements that could impact the building expansion. The development requirement evaluations include impervious cover, setback line, parking, zoning, floodplain and environmental constraints.



EMS #2 Front Elevation



Electrical Transformer and A/C Condensers



View from Miles Street to Manchaca Road

EXISTING CONDITIONS

The 1,090 s.f., EMS Ambulance Station No. 2 was constructed and completed in 1990. The EMS station is a single story brick building with (1) Ambulance Truck Bay, (1) sleeping room, (1) day room, (1) restroom, (1) shower and (1) locker room. A kitchen, dining room and study area were not designed. *To the best of our knowledge renovations or additions to the facility have never been performed.*

METHODOLOGY

The first step in developing a feasibility report is to gain a complete understanding of the operational and functional needs of the EMS stations. The second step is to study and inspect the current condition of the station. Therefore, on-site observation of existing facilities and operations and review of available record drawings provided additional input. Based on Station Upgrade Priorities and EMS Station Construction Requirements, a Schematic Design floor plan and opinion of construction cost was developed.

CONSTRAINTS AND CONCERNS

In accordance with the EMS Station Construction Requirements, dated 3/04/2005 the EMS Ambulance Station No. 2 is currently undersized and under equipped. Constraints and concerns are that the Ambulance truck can not effectively enter the bay without the possibility of damaging the Ambulance truck or the building. Living areas are compact and cramped. Numerous main spaces are inadequately sized per current standards. The building is located adjacent to a Fire Station with a 5 feet separation. The following constraints and concern items are as follows:



Truck Bay/Plymovent



Day Room/Study Room



Sleeping Room



Truck Bay/Decontamination Area

- EMS Ambulance truck bay is too narrow and short. The exterior back wall in the truck bay had to be removed in order to fit the Ambulance truck within the bay. Ambulance passenger can only enter or exit the vehicle when it is parked outside the truck bay area.
- Front Door is not ADA compliance.
- Sleeping Rooms are joined together and can sleep only 2 personnel.
- Restroom is small and is not ADA compliance.
- Shower is not ADA compliance.
- Day Room and Study Room are joined with a total living space of 145 square feet. Design requirement per EMS is 250 square feet.
- EMS Station does not have a Kitchen or Dining Room.
- EMS Station does not have adequate space for bunker gear, medical storage, ice maker, washer/dryer or other miscellaneous storage spaces required per current EMS standards.

SITE-LIMITATIONS AND RESTRICTIONS

RC&A obtained the following pertinent project data: site development plan (City of Austin Site Development Permit No. CP14-72-017), subdivision plat, GIS topographic survey, zoning map, and watershed classification. A site visit was also performed on April 1, 2005. Based on the City of Austin Land Development Code (LDC), the project requirements provided by MAI, and the site visit, RC&A established preliminary building and site expansion limitations and constraints. Subsequently, several meetings were held between RC&A, MAI, EMS and City of Austin Development Assistance Center (DAC) staff to further investigate the site and building expansion potential and constraints.

Table 1 presents a description of the existing site conditions (watershed location, allowable impervious cover, zoning designations) and the potential site and building expansion.

SITE-SUMMARY

The results of the investigation are summarized as follow:

- Based on the Conditional Use Permit for public facilities, the subject tract's land uses are governed by the adjoining tracts' zoning designations. The proposed expansion would likely fall under the SF-3 land use zoning requirements since it is closer to the SF-3 zone than the LO zone. The site restrictions for LO and SF-3 zonings are:
 - Maximum impervious cover: SF-3: 45% LO: 70%
 - Minimum setbacks:
 - Front yard: SF-3: 10 ft LO: 5 ft
 - Street side yard: SF-3: 15 ft LO: 15 ft
 - Interior side yard: SF-3: 5 ft LO: 5 ft
 - Rear yard: SF-3: 10 ft LO: 10 ft
 - Maximum building coverage: SF-3: 40% LO: 50%
- If the proposed building expansion and the required site improvements exceed the impervious cover, setback line, and building coverage limits, the applicant would need to submit a variance request to the Board of Adjustments. Based on the DAC staff experience and the nature of this project, it is anticipated that the variance request would likely be granted.
- Based on the proposed improvements identified in Table 1 and the current site plan status, it is anticipated that the building expansion can be classified as a "Correction" to the current site plan. "Corrections" have reduced fees, shorter review times and do not require public notification.
- For water detention, the new impervious cover (IC) can be offset by converting existing IC to pervious cover. During the site plan approval process, the applicant needs to demonstrate that there is no net increase in peak discharges between the existing and the proposed conditions.
- Water quality control measures meeting current standards will have to be implemented for the entire expansion area (about 660 sf) since this would fall under the City's "redevelopment" rules. Due to the size of the expansion, instead of the traditional sedimentation/filtration pond, the City would consider alternative water quality treatments. One potential water quality treatment could be an infiltration trench.
- The proposed building expansion will eliminate two (2) existing parking spaces. According to EMS staff, these parking spaces are not currently used. Since requirements for EMS/Fire Station are not clearly defined in the City's LDC, the permit applicant needs to provide a written statement from EMS Department to justify the elimination of the extra parking spaces. The letter needs to present information including the number of employees per shift and the existing number of parking spaces. This process can be done concurrent with the plan submittals.

Table1

EMS Station No. 2 (6601 Manchaca Road) Expansion Feasibility Study
Site Summary

Site	Watershed	Lot Area (sf) [acre]	Existing IC (sf) [acre]	Existing IC (%)	Max IC (%) (Watershed)	Land Use Zoning	(Edwards Aquifer Recharge Zone)	Max IC (%) (Zoning)	Notes
6601 Manchaca Rd	Williamson Creek (Suburban)	(19949) [0.46]	(12854) [0.30]	64.4	80	LO or SF-3 (based on adjacent properties' zonings)	No	SF-3 = 45 LO = 70 (one of these will control)	Based on the SF-3 zoning, the site is over the max IC limit (variance must be granted for new IC). Based on the LO zoning, the site can add up to roughly 1100 sf of new IC. Note that these represent the limits of new IC based on the zoning conditions. The amount of expansion may be much less due to site constraints (setbacks, Water Quality and Detention Ponds requirements, etc.).

Potential Expansion	Water Quality Pond / Detention Pond
Extend north across the entire EMS building about 605 sf and extend east about 60 sf (15' by 4'). Total expansion is approximately 665 sf. New impervious cover is approximately 60 sf.	Water quality measures meeting current standards is required for the entire expansion area. For water detention, the new impervious cover (IC) may be offset by converting existing IC to pervious cover.

EXECUTIVE SUMMARY

This report began with a brief overview of the current EMS building conditions and a review of the current Austin-Travis County EMS Station Construction Requirements and Standards.

After a thorough site investigation, we discovered that EMS Station No. 2, is inadequately sized per the current EMS station standards. We have researched the site and the building and coordinated with the City of Austin Development Assistant Center in order to achieve the most optimal building expansion feasible. Based on current water shed, zoning ordinances, parking and site constraints we have proposed the maximum allowable design expansion for the site. We recommend gutting and expanding the existing facility in order to achieve the most optimum design solution in meeting the EMS standards and priorities. The following design ideas were considered:

- Existing 1,092 square feet facility will be expanded approximately 760 square feet.
- Expand the Ambulance Truck Bay and storage compartments.
- Enlarge the Ambulance Truck Bay overhead door.
- Expand all living areas, including sleeping areas.
- Expand and design separate kitchen, dining room.
- Design separate day room and study room.
- Gut the existing interiors and redesign.
- Relocate floor mounted A/C units
- Relocate floor mounted Electrical Transformer

The proposed building expansion and site improvements are presented as follow:

- Total building expansion is approximately 760 square feet. Refer to Schematic Drawings for building expansion plan.
- The majority of the expansion will be situated on top of existing Impervious Coverage. Net increase in Impervious Coverage is approximately 60 square feet.
- New water quality pond will be required to treat storm water runoff from the building expansion or an equivalent area.

PROJECT TIME LINE

- Architecture/Engineering Design Phase..... 4 months
- Permitting Phase;..... 6 months
Bidding Phase, Council Approval and Contract Award
- Construction Phase..... 6 months

EMERGENCY MEDICAL SERVICE

STATION NO. 2

**AUSTIN-TRAVIS COUNTY
EMERGENCY MEDICAL SERVICE**

OPINION OF COST

MENDOZA ARCHITECTURE, INC.
20401 Cordill Lane, Spicewood, Tx. 78669
512326-4613 Fax: 512462-3451

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Date: 8-May-05

Section	Description	Quantity	Unit	MATERIAL		LABOR (Incl. Installers O&P)		TOTAL
				\$/unit	cost	\$/unit	cost	

DIVISION 1- GENERAL REQUIREMENTS

01310	Security Personnel	8	Week	\$0	\$0	\$840	\$6,720	\$6,720
01450	Field Testing (Soil and Steel Fabrication)	1	LS	\$0	\$0	\$3,850	\$3,850	\$3,850
01500	Field Office/Storage/Equipment/Phone	4	Mo.	\$0	\$0	\$535	\$2,140	\$2,140
01500	Temporary Utilities	1	LS	\$800	\$800	\$400	\$400	\$1,200
01500	Portable Toilet	4	Mo.	\$95	\$380	\$0	\$0	\$380
01560	Barricades	40	LF	\$5	\$200	\$3	\$120	\$320
01580	Project Sign	1	LS	\$250	\$250	\$125	\$125	\$375
01590	Equipment Rental	1	LS	\$2,500	\$2,500	\$500	\$500	\$3,000
01740	Job Site Cleaning	1	LS	\$0	\$0	\$1,500	\$1,500	\$1,500
01740	Final Cleaning	1	LS	\$0	\$0	\$3,750	\$3,750	\$3,750
01750	Project CloseOut	1	LS	\$0	\$0	\$800	\$800	\$800
SUB-TOTAL DIVISION 1					\$4,130	\$19,905	\$24,035	

DIVISION 2- SITE CONSTRUCTION

02050	Relocate Underground Elec./Transformer	1	LS	\$10,000	\$10,000	\$24,450	\$24,450	\$34,450
02050	Site Utilities Water & Waste Water	1	LS	\$1,000	\$1,000	\$2,000	\$2,000	\$3,000
02220	Selective Building Demolition	1000	SF	\$1	\$1,000	\$2	\$2,000	\$3,000
02225	Concrete Saw Cutting (Plumbing)	30	LF	\$4.00	\$120	\$50.00	\$1,500	\$1,620
02225	Asphalt/Concrete Demolition	760	SF	\$2.00	\$1,520	\$4.50	\$3,420	\$4,940
02225	Disposal and Dump Charges	1	LS	\$0	\$0	\$550	\$550	\$550
02300	Site Mobilization	1	LS	\$5,000	\$5,000	\$5,000	\$5,000	\$10,000
02300	Water Quality/Detention Control	1	LS	\$15,000	\$15,000	\$15,000	\$15,000	\$30,000
02370	Erosion Controls	175	LF	\$1	\$175	\$1	\$175	\$350
02740	Pavement Overlay (Entire Parking Lot)	400	SY	\$4	\$1,600	\$2	\$800	\$2,400
02766	Pavement Repair and New Markings	200	LF	\$0.50	\$100	\$1	\$200	\$300
02775	Sidewalk Repairs	30	SF	\$4.25	\$127.50	\$2	\$60	\$188
02820	Tree Protection	1	LS	\$100	\$100	\$150	\$150	\$250
02820	Wood Privacy Fence	100	LF	\$10	\$1,000	\$7	\$700	\$1,700
02920	Revegetation	250	SF	\$5	\$1,250	\$3	\$750	\$2,000
SUB-TOTAL DIVISION 2					\$37,993	\$56,755	\$94,748	

DIVISION 3- CONCRETE

03300	Building Foundation (Slab on Grade)	760	SF	\$6	\$4,560	\$10	\$7,600	\$12,160
SUB-TOTAL DIVISION 3					\$4,560	\$7,600	\$12,160	

Section	Description	quant	unit	MATERIAL		LABOR (Incl. installers O&P)		TOTAL
				\$/unit	cost	\$/unit	cost	

DIVISION 4 - MASONRY

04210	Demo Existing Brick Veneer	800	SF	\$0	\$0	\$5.50	\$4,400	\$4,400
04210	Brick Veneer	2000	SF	\$3	\$6,000	\$7	\$14,000	\$20,000
SUB-TOTAL DIVISION 4					\$6,000		\$18,400	\$24,400

DIVISION 5 - METALS

05100	Renovation Beam&Column at Front Bay	1	LS	\$1,800	\$1,800	\$2,400	\$2,400	\$4,200
05120	Structural Misc. Metals	1	LS	\$800	\$800	\$1,600	\$1,600	\$2,400
05120	Steel Lintels	1	LS	\$60	\$60	\$85	\$85	\$145
05120	Structural Columns	200	LF	\$10	\$2,000	\$24	\$4,800	\$6,800
05120	Structural Beams	160	LF	\$10	\$1,600	\$24	\$3,840	\$5,440
05120	Bracing	1	LS	\$800	\$800	\$1,200	\$1,200	\$2,000
05120	Structural Joists	180	LF	\$8	\$1,440	\$16	\$2,880	\$4,320
05500	Steel Access Ladder with Cage	15	VLF	\$60	\$900	\$25	\$375	\$1,275
SUB-TOTAL DIVISION 5					\$9,400		\$17,180	\$26,580

DIVISION 6 - WOOD AND PLASTIC

06160	Sheathing 5/8" Exterior Gypsum Board	2000	SF	\$0.30	\$600	\$1	\$2,000	\$2,600
06410	Sink and Cabinets at Decon Area	12	LF	\$200	\$2,400	\$50	\$600	\$3,000
06270	Bay Area Shelving and Hooks	18	LF	\$15	\$270	\$12	\$216	\$486
06270	Storage Shelving above Wash Area	12	LF	\$8	\$96	\$12	\$144	\$240
06270	Storage Shelving Medical Closet	20	LF	\$8	\$160	\$12	\$240	\$400
06410	Custom Cabinets (Kitchen Cabinetry)	24	LF	\$230	\$5,520	\$20	\$480	\$6,000
06410	Casework (Study)	6	LF	\$22	\$132	\$12	\$72	\$204
06620	Solid Surface Countertops Kitchen	24	LF	\$60	\$1,440	\$25	\$600	\$2,040
SUB-TOTAL DIVISION 6					\$10,618		\$4,352	\$14,970

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210	Building Wall R13 Insulation	2000	SF	\$0.30	\$600	\$0.65	\$1,300	\$1,900
07210	Building Ceiling R30 Insulation	1840	SF	\$0.60	\$1,104	\$1	\$1,840	\$2,944
07410	Metal Roofing w/ Hat Channels (purlins)	800	SF	\$3.50	\$2,800	\$2.50	\$2,000	\$4,800
07610	Metal Roofing Modifications	1	LS	\$450	\$450	\$900	\$900	\$1,350
07650	Flexible Roof Wall Flashing	160	SF	\$7	\$1,120	\$5	\$800	\$1,920
07700	Metal Coping & Blocking	160	LF	\$12	\$1,920	\$8	\$1,280	\$3,200
07920	Caulking and Sealants	1	LS	\$500	\$500	\$200	\$200	\$700
SUB-TOTAL DIVISION 7					\$8,494		\$8,320	\$16,814

DIVISION 8 - DOORS AND WINDOWS

08110	Hollow Metal Frame and Door	2	Ea.	\$355	\$710	\$80	\$160	\$870
08210	Interior Wood Doors and Steel Frames	2	Ea.	\$325	\$650	\$80	\$160	\$810
08330	Overhead Roll-Up Door w/ Vision Glass	1	LS	\$4,475	\$4,475	\$1,875	\$1,875	\$6,350
08330	Electric Door (OHD Model JST-511)	1	LS	\$800	\$800	\$380	\$380	\$1,180
08330	Steel Channel Header and Jambs	1	Ea.	\$780	\$780	\$400	\$400	\$1,180
08520	Exterior Aluminum Frame Windows	5	Ea.	\$650	\$3,250	\$75	\$375	\$3,625
08710	Door Hardware	4	Ea.	\$350	\$1,400	\$125	\$500	\$1,900
08830	Restroom Mirrors	1	Ea.	\$175	\$175	\$75	\$75	\$250
SUB-TOTAL DIVISION 8					\$12,240		\$3,925	\$16,165

Section	Description	quant	unit	MATERIAL		LABOR (Incl. Installers O&P)		TOTAL
				\$/unit	cost	\$/unit	cost	

DIVISION 9- FINISHES

09250	Drywall & Metal Studs: Int. & Ext.	1	LS	\$10,000	\$10,000	\$12,500	\$12,500	\$22,500
09300	Ceramic Tile/waterproofing	1	LS	\$2,400	\$2,400	\$1,800	\$1,800	\$4,200
09500	Acoustical Ceilings	640	SF	\$1.75	\$1,120	\$1.25	\$800	\$1,920
09651	Resilient Rubber Base	400	LF	\$0.75	\$300	\$0.75	\$300	\$600
09720	Heavy Duty Walkcovering (Hallways)	700	SF	\$1.25	\$875	\$0.75	\$525	\$1,400
09900	Interior Painting/Wall Finish	600	LF	\$4	\$2,400	\$8	\$4,800	\$7,200
09930	Concrete Floor Stain	900	SF	\$1.50	\$1,350	\$1.50	\$1,350	\$2,700
09930	Bay Concrete Floor Seal	600	SF	\$1.50	\$900	\$1.50	\$900	\$1,800
09930	Bay Floor Epoxy Paint	200	SF	\$8	\$1,600	\$9	\$1,800	\$3,400
SUB-TOTAL DIVISION 9					\$20,945		\$24,775	\$45,720

DIVISION 10- SPECIALTIES

10120	Tack and Visual Display Boards	2	Ea	\$570	\$1,140	\$100	\$200	\$1,340
10430	Exterior Building Signage Letters	12	Ea	\$75	\$900	\$25	\$300	\$1,200
10505	Bunker Gear Lockers for Bay Area	6	Ea	\$325	\$1,950	\$50	\$300	\$2,250
10505	Closet Lockers	6	Ea	\$188	\$1,128	\$50	\$300	\$1,428
10505	Kitchen Storage Lockers	6	Ea	\$150	\$900	\$20	\$120	\$1,020
10505	Shower Lockers	6	Ea	\$40	\$240	\$15	\$90	\$330
10525	Fire Equipment and Cabinets	2	Ea	\$100	\$200	\$80	\$160	\$360
10800	Toilet and Bath Accessories	1	LS	\$1,200	\$1,200	\$400	\$400	\$1,600
SUB-TOTAL DIVISION 10					\$7,658		\$1,870	\$9,528

DIVISION 11- EQUIPMENT

11450	Residential Appliances (Allowance)	1	LS	\$0	\$0	\$0	\$0	\$0
11450	Ice Maker	1	Ea.	\$1,700	\$1,700	\$180	\$180	\$1,880
Allowance item shown at end of Cost Estimate								
SUB-TOTAL DIVISION 11					\$0		\$180	\$1,880

DIVISION 12- FURNISHINGS

12492	Blinds/Shutters	4	Ea	\$275	\$1,100	\$75	\$300	\$1,400
12560	Furniture -Allowance	1	LS	\$0	\$0	\$0	\$0	\$0
Allowance item shown at end of Cost Estimate								
SUB-TOTAL DIVISION 12					\$1,100		\$300	\$1,400

DIVISION 13- SPECIAL CONSTRUCTION

13710	Security/Smoke Alarm System	1	LS	\$950	\$950	\$450	\$450	\$1,400
SUB-TOTAL DIVISION 13					\$950		\$450	\$1,400

Section	Description	quant	unit	MATERIAL		LABOR (Incl. Installers O&P)		TOTAL
				\$/unit	cost	\$/unit	cost	

DIVISION 14- CONVEYING SYSTEMS (NOT USED)

Section	Description	quant	unit	\$/unit	cost	\$/unit	cost	TOTAL
SUB-TOTAL DIVISION 14 (NOT USED)					\$0		\$0	\$0

DIVISION 15- MECHANICAL

15055	Gas HVAC Demolition	3	Ea.	\$0	\$0	\$450	\$1,350	\$1,350
15060	Plumbing Demolition	1	LS	\$0	\$0	\$1,500	\$1,500	\$1,500
15400	General Plumbing Fixtures & Accessories	1	LS	\$2,800	\$2,800	\$6,800	\$6,800	\$9,600
15730	Roof Top Air Conditioner (5 Ton) & curbs	1	Ea.	\$3,200	\$3,200	\$1,800	\$1,800	\$5,000
15730	Relocate and Install 2 (5ton) on Roof curbs	2	Ea.	\$400	\$800	\$1,800	\$3,600	\$4,400
15768	Infer-Red Unit Gas Heater (Bay)	1	Ea.	\$465	\$465	\$200	\$200	\$665
15810	General Mechanical Ductwork & Access.	1	LS	\$1,200	\$1,200	\$1,800	\$1,800	\$3,000
15580	Exhaust Fans	1	Ea.	\$600	\$600	\$220	\$220	\$820
15820	Multi-blade Dampers and controls	1	Ea.	\$150	\$150	\$90	\$90	\$240
15860	Ply-Mo-Vent exhaust system (ADJUST)	1	Ea.	\$900	\$900	\$2,400	\$2,400	\$3,300
15955	Mechanical Testing and Balancing	1	LS	\$0	\$0	\$600	\$600	\$600
SUB-TOTAL DIVISION 15					\$10,115		\$20,360	\$30,475

DIVISION 16- ELECTRICAL

16055	Selective Electrical Demolition	1	LS	\$300	\$300	\$1,200	\$1,200	\$1,500
16100	General Electrical Power and Lighting	1	LS	\$5,400	\$5,400	\$13,500	\$13,500	\$18,900
16100	Ambulance Electrical Reel	1	Ea.	\$150	\$150	\$50	\$50	\$200
SUB-TOTAL DIVISION 16					\$5,850		\$14,750	\$20,600

OPINION OF COST SUMMARY

DIVISION COST BREAKDOWN	% of SUB-TOTALS	LABOR	TOTAL
Division 1-General Requirements	7%	\$19,905	\$24,035
Division 2-Site Construction	28%	\$56,755	\$94,748
Division 3-Concrete	4%	\$7,600	\$12,160
Division 4-Masonry	7%	\$18,400	\$24,400
Division 5-Metals	8%	\$17,180	\$26,580
Division 6-Wood & Plastic	4%	\$4,352	\$14,970
Division 7-Thermal & Moisture Control	5%	\$8,320	\$16,814
Division 8-Doors & Windows	5%	\$3,925	\$16,165
Division 9-Finishes	13%	\$24,775	\$45,720
Division 10-Specialties	3%	\$1,870	\$9,528
Division 11-Equipment	1%	\$180	\$1,880
Division 12-Furnishings	0%	\$300	\$1,400
Division 13-Special Construction	0.41%	\$450	\$1,400
Division 14-Conveying Systems	0%	\$0	\$0
Division 15-Mechanical	9%	\$20,360	\$30,475
Division 16-Electrical	6%	\$14,750	\$20,600
SUB-TOTALS	100%	\$199,122	\$340,875

Labor Burden	36%	x Labor	\$71,684
Sub-Total			\$412,558
General Conditions	10%		\$41,256
Sub-Total			\$453,814
Overhead & Profit	15%		\$68,072
Sub-Total			\$521,886
Contractor's Permit Fees	1%	x SUB-TOTALS	\$1,704
Performance and Payment Bonds	3%		\$15,657
*SUB-TOTAL OPINION OF COST			\$539,247

SALES TAX	0%		\$0
Sub-Total			\$539,247
Difficulty/Size/Location Factor	15%		\$80,887
Sub-Total			\$620,134
CONTINGENCY ALLOWANCE	15%	(Schematic Design Phase)	\$80,887
TOTAL OPINION OF COST			\$701,022

SUPPLEMENTARY GENERAL REQUIREMENTS

Architecture/Engineering	12%	x *SUB-TOTAL OPINION OF COST	\$64,710
Civil Engineering/Surveying	2%	x *SUB-TOTAL OPINION OF COST	\$10,785
Site Permit and Variance Processing			\$5,000
Site DevelPermit Correction Fee & Board of Adjustment (Variance) Fee			\$825
Building Plan Review and Permit Fee	1%	x *SUB-TOTAL OPINION OF COST	\$5,392
Texas Dept. of Licensing and Regulation (ADA) Plan Review and Building Inspection Fee			\$955
Sub-Total Supplementary Fee(s)			\$87,667
Contingency	15%	x Sub-Total Supplementary Fee(s)	\$13,150
SUB-TOTAL			\$100,817

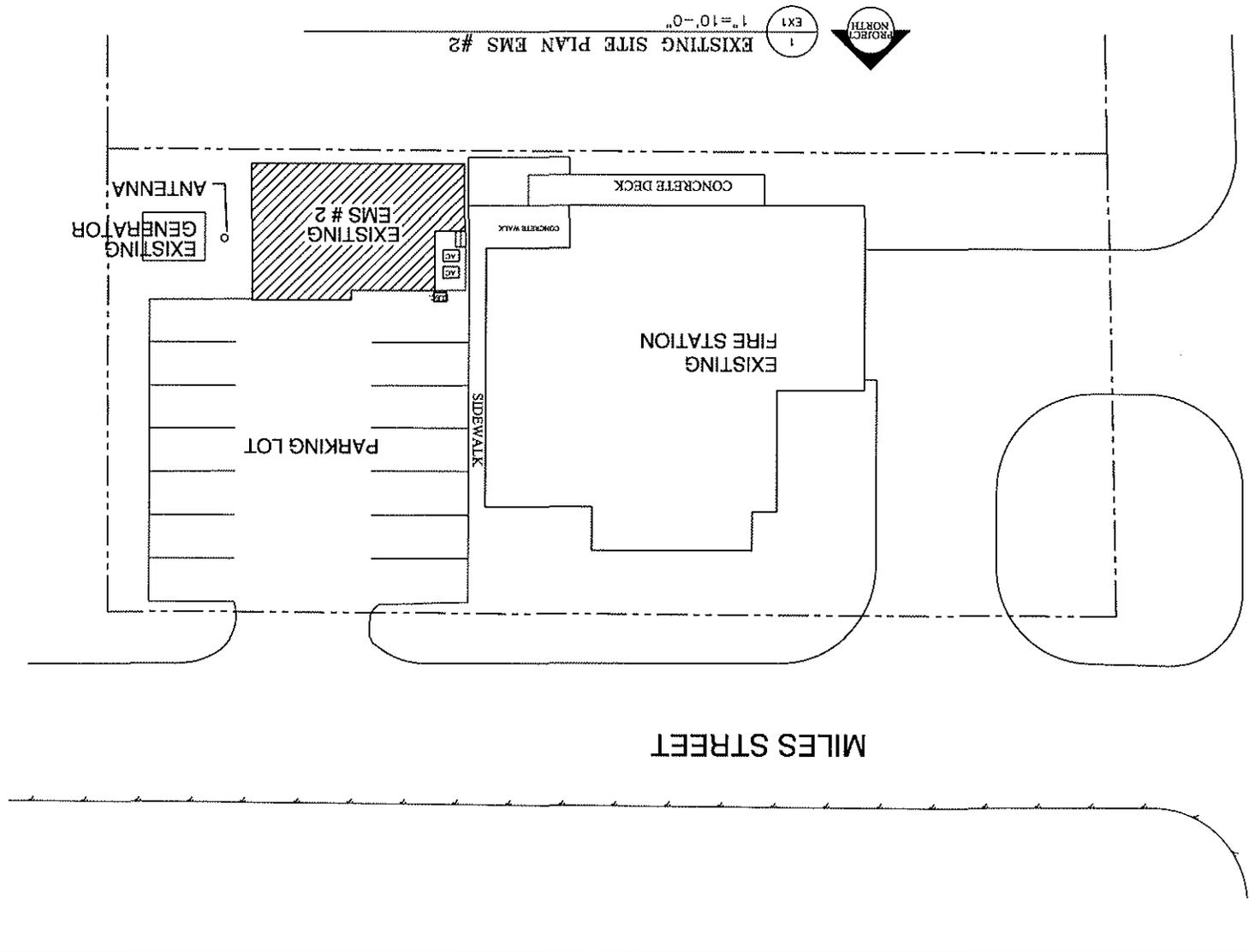
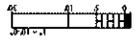
ALLOWANCES

Furniture	\$15,000
Residential Appliances	\$6,000

TOTAL OPINION OF PROJECT COST	\$822,839
--------------------------------------	------------------

DATE: 1009
EX1
 SHEET NO.
 SCALE: AS NOTED
 SHEET TITLE: EXISTING SITE PLAN
 PATRONS:
 TITLE:
EMS #2
 AUSTIN-TRAVIS COUNTY
 EMERGENCY MEDICAL SERVICE
 6801 MANCHACA ROAD
 AUSTIN, TEXAS 78745
 CONSULTANT:
 SEAL:
 PAUL MENDOZA
 TX. E.A. 1423
 59005
MENDOZA ARCHITECTURE, INC.
 REGISTERED PROFESSIONAL ARCHITECTS
 2000 COMODILLA LANE, SHERWOOD, TEXAS 78666
 BUSINESS (512) 284-4111 FAX (512) 284-2411

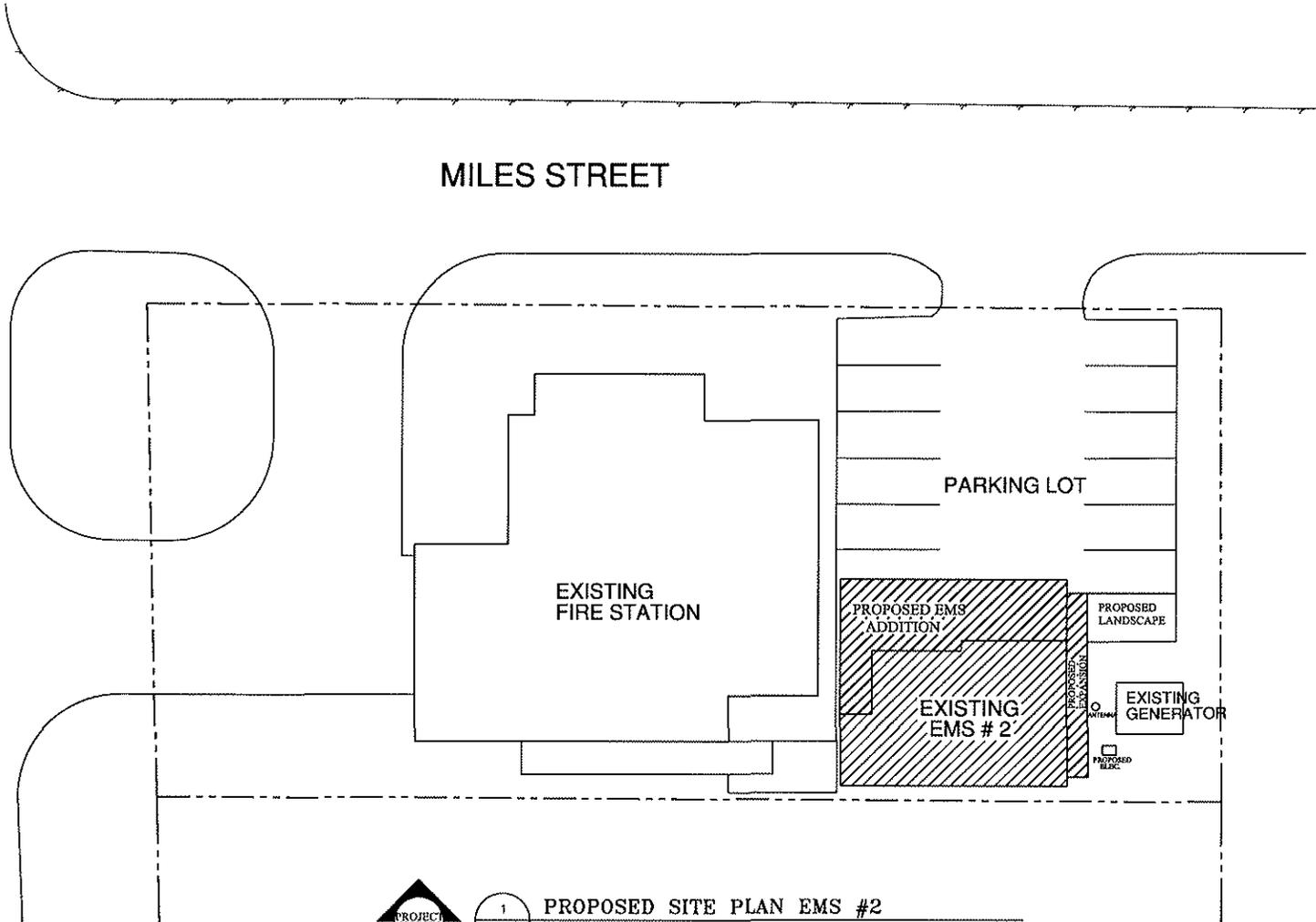
THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES
 NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION
 NOT FOR CONSTRUCTION
 DATE: MAY 9, 2005
PRELIMINARY



PROJECT NORTH
 EX1
 1" = 10'-0"
 EXISTING SITE PLAN EMS #2

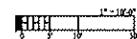
MANCHACA

MILES STREET



1
SK1

PROPOSED SITE PLAN EMS #2
1" = 10'-0"



PRELIMINARY

NOT FOR CONSTRUCTION
DATE: MAY 9, 2005

THESE DOCUMENTS ARE FOR INTERIM REVIEW PURPOSES
NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION

MENDOZA ARCHITECTURE, INC.
ARCHITECTS
SPACE PLANNING / ROOF CONSULTANTS
BUSINESS: 01313344000
3000 CEDAR LANE, RICEWOOD TEXAS 78641
P.O. BOX 182041

PAUL MENDOZA
TX R. A. 1423
5/9/05

CONSULTANT

EMS #2
AUSTIN TRAVIS COUNTY
EMERGENCY MEDICAL SERVICE
6601 MANCHACA ROAD
AUSTIN, TEXAS 78745

REVISIONS:

SHEET TITLE:
PROPOSED SITE PLAN

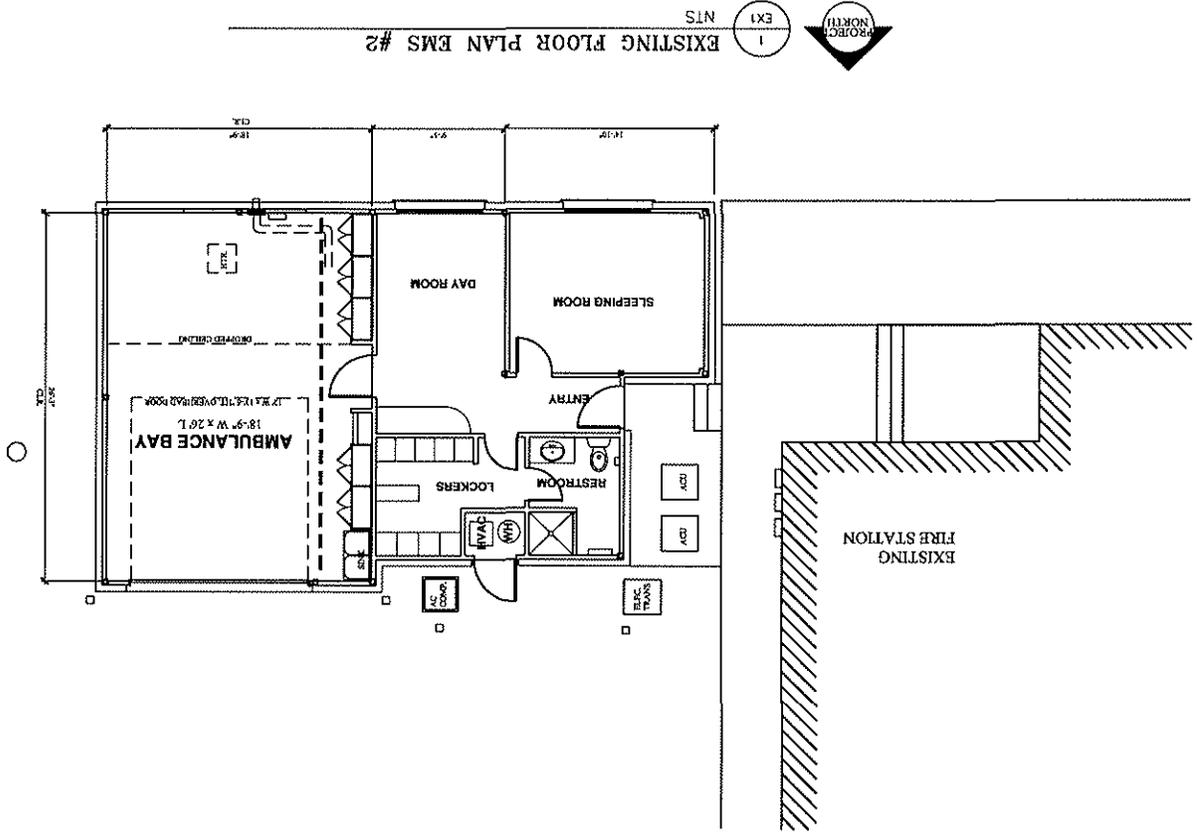
SCALE: AS NOTED

SHEET NO.
SK1

DATE: 5/9/05

DATE: 5/05
EX2
 STREET NO.
 SCALE: AS NOTED
 EXISTING FLOOR PLAN
 NEXT TITLE
 REVISIONS:
 TITLE:
EMS #2
AUSTIN-TRAVIS COUNTY
EMERGENCY MEDICAL SERVICE
 6801 MANCHACA ROAD
 AUSTIN, TEXAS 78745
 CONSTANT
 SEAL:
 PAUL MENDOZA
 TX. R.A. 14523
 5/9/05
MENDOZA ARCHITECTURE, INC.
 ARCHITECTS/INTERIORS
 SPACE PLANNING/ROOF CONSULTANTS
 2001 CORNELL LANE, SPRINGWOOD TEXAS 76082
 817.380.1841

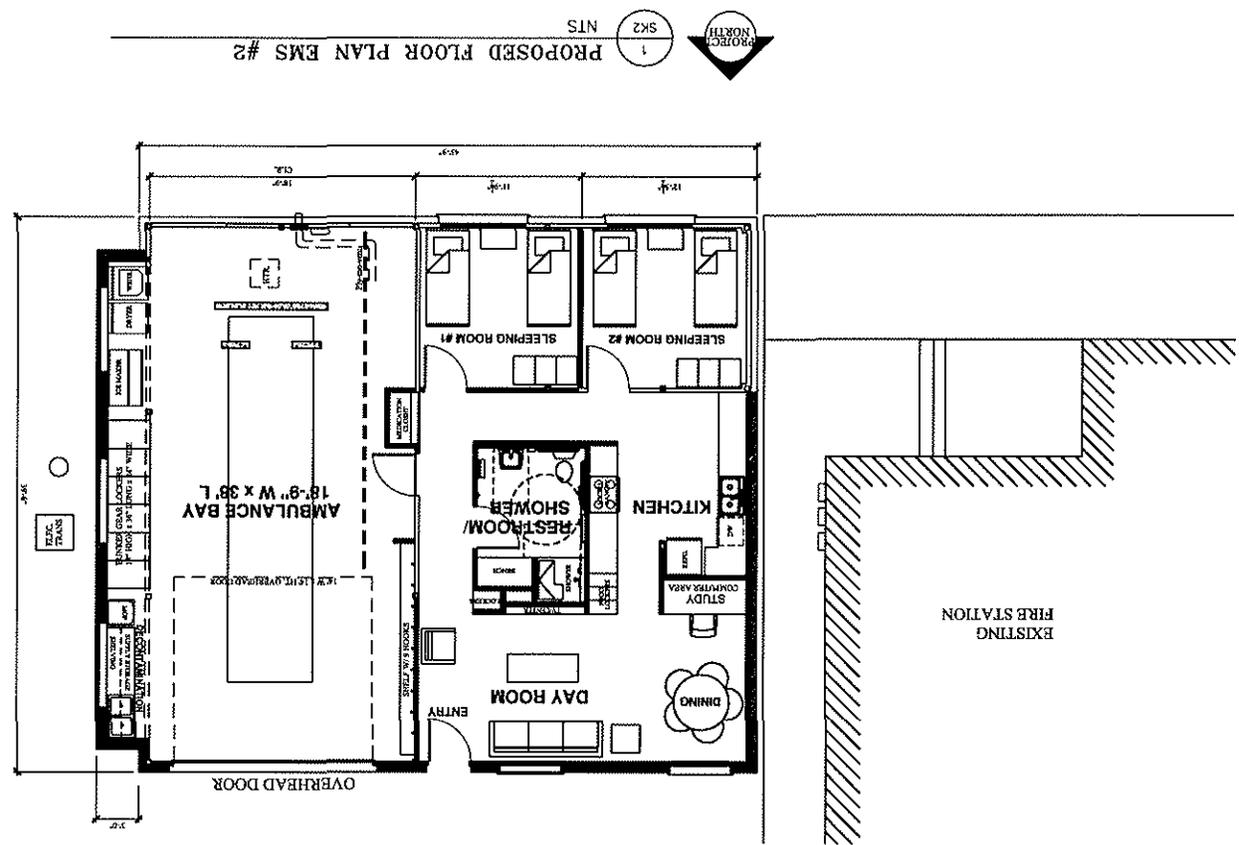
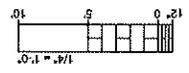
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 NOT FOR CONSTRUCTION
 DATE: MAY 9, 2005
PRELIMINARY
 1/4" = 1'-0"
 12 0 5 10



DATE: 5/5/05
SK2
 SHEET NO.
 AS NOTED
 PROPOSED FLOOR PLAN
 SHEET TITLE:
 REVISIONS:
 TITLE:
EMS #2
 AUSTIN-TRAVIS COUNTY
 EMERGENCY MEDICAL SERVICE
 6801 NAANDHACA ROAD
 AUSTIN, TEXAS 78745
 CONSULTANT:
 S.D.L.
 PAUL MENDOZA
 TX. R.A. 14523
 57005
MENDOZA ARCHITECTURE, INC.
 ARCHITECTS AND INTERIORS
 SPACE PLANNING AND DESIGN PLANTS
 20001 COMBELL LANE WHEATWOOD TEXAS 76798
 BUSINESS (817) 298-8851 FAX (817) 292-2481

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PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: MAY 9, 2005



PROJECT NORTH
 1 SK2
 NTS
 PROPOSED FLOOR PLAN EMS #2

EXISTING
 FIRE STATION